City of San Antonio

AGENDA

Zoning Board of Adjustment Meeting
Development and Business Services Center
1901 South Alamo

Monday, September 14, 2026 **1:00 PM** **1901 South Alamo**

At any time during the meeting, the Zoning Board of Adjustment Meeting may meet in executive session regarding any of the matters posted for attorney-client consultation in compliance with the Texas Open Meetings Act.

It is the intent of the City that the presiding officer will be in attendance at this location.

Members of the public can comment on any agenda item, consistent with procedural rules governing the Zoning Board of Adjustment Commission meetings and state law. Public comments may be provided as follows:

1. Attend in-person and sign-up to speak before the meeting begins at 1:00 PM.
2. Submit written comments to *BoardofAdjustmentCommission@sanantonio.gov* by 4:00 p.m. the business day before the meeting. Please include your full name, Council District, home or work address, the item number, and the item address of the request. Written comments will be provided to the commissioners prior to the hearing.
3. Leave a voice message of a maximum of two minutes at 210-206-ZBOA(9262) by 4:00 pm the business day before the meeting for your voicemail to be registered. Please include your full name, Council District, home or work address, the item number, and item address of the request. Messages will be shared directly with commissioners prior to the hearing.

Briefing and Possible Action on the following items

1. BOA-26-10300163: A request by Laura Vaccaro for 1) a variance from the NCD-6 standard to not have a detached garage to the rear of the principal structure, 2) a variance from the NCD-6 standard to not have a 4-foot separation between a driveway and a walkway, and 3) a variance from the NCD-6 standard to allow a driveway over 12-feet in width, located at 306 Carnahan Street. Staff recommends Approval for Item #1. Staff recommends Denial for Item #2 and #3. (Council District 2) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
2. BOA-26-10300151: A request by Ricardo Deleon for 1) a 5-foot fence height special exception from the maximum allowable 3-foot front yard fence requirement to allow an 8-foot solid front yard fence extending 24 feet from the front façade of the west side property line, 2) a 10-foot variance from the required 15-foot driveway clear vision standard to allow a 5-foot driveway clear vision, and 3) a 5-foot variance from the minimum 10-foot front yard setback requirement to allow a carport to be 5-feet from the front property line, located at 2806 South Rosary Street. Staff recommends Denial. (Council District 2) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
3. BOA-26-10300170: A request for an Appeal of a Certificate of Appropriateness, located at 1115 South Saint Mary's Street. Staff recommends Denial. (Council District 1) (Caitlin Brown-Clancy, Senior Historic Preservation Specialist, 210-207-7306, Caitlin.Brown@SanAntonio.Gov)
4. BOA-26-10300107: A request by Flanagan for a 24-ft variance from the maximum 25-foot height to allow a 49-foot building, located at 7401 Wurzbach Road. Staff recommends Approval. (Council District 8) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
5. BOA-26-10300142: A request by Armando Celestino for a 9-foot 11-inch variance from the minimum required 10-foot front setback to allow a carport to be located 1-inch from the property line, located at 326 Cypressgarden Drive. Staff recommends Denial. (Council District 4) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
6. BOA-26-10300147: A request by Rizwan Mohammed for a 5-foot variance from the minimum required 20-foot rear setback to allow a 15-foot rear setback, located at 8015 Misty Bluff. Staff recommends Denial. (Council District 7) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
7. BOA-26-10300149: A request by Mike Greenwood for 1) a half story variance from the 2.5 maximum story limit to allow the development of a 3-story single-family residence, and 2) a half story variance from the 2.5 maximum story from Sec 35-517, limiting the height of a development on a multi-family lot abutting a single-family use, to allow a 3-story single-family residence, located at 418 East Locust Street. Staff recommends Denial. (Council District 1) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
8. BOA-26-10300152: A request by Patricia Becker for 1) a variance from the NCD-9 maximum allowable secondary structure height to allow a secondary structure to exceed the height of the primary structure and 2) a 2-foot 6-inch variance from the minimum 5-foot side setback to allow an accessory structure to be 2-foot 6-inch side setback to include a 1-

foot 6-inch overhang, located at 251 Cunningham Avenue. Staff recommends Denial. (Council District 2) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

9. BOA-26-10300154: A request for a 20-foot variance from the maximum 35-foot front setback to allow for a front setback of 55-feet, located at 10110 South Zarzamora Street. Staff recommends Approval. (Council District 4) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
10. BOA-26-10300155: A request for a 10-inch variance from the minimum required 5-foot side setback to allow for a primary structure with a 4-foot 2-inch western side setback, located at 118 Eross Street. Staff recommends Approval. (Council District 2) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
11. BOA-26-10300157: A request for 1) a 2,300 square foot lot size variance from the minimum required 4,000 square feet to allow for a lot size of 1,700 square feet, 2) a 15-foot rear setback variance from the minimum required 20-foot setback to allow for a rear setback of 5-feet, and 3) a 1-foot east side setback from the minimum required 5-foot setback to allow for a primary structure to be located 4-feet from the eastern property line, located at 2614 Vera Cruz Street. Staff recommends Approval on Item #3 and Denial on Items #1 and #2. (Council District 5) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
12. BOA-26-10300158: A request by Ricardo Araste for a 10% variance from the maximum 50% front yard impervious limitation to allow a front yard with 60% impervious cover, located at 130 Nedrub Drive. Staff recommends Denial. (Council District 3) (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)
13. BOA-26-10300161: A request by Daniel Minesinger for 1) a 3-foot variance from the minimum 5-foot side setback requirement to allow a 2-foot side setback on the west side property line and 2) a 9-foot 8-inch variance from the minimum 15-foot driveway clear vision standard to allow a 5-foot 4-inch driveway clear vision, located at 223 Yellowstone Street. Staff recommends Denial. (Council District 5) (Bronte Frere, Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)
14. BOA-26-10300164: A request by Carmen Almazan for a 4-foot 11-inch variance from the minimum 5-foot side setback to allow a carport with a 1-inch side setback, located at 2406 El Paso Street. Staff recommends Denial. (Council District 5) (Mirko Maravi, Principal Planner, 210-207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
15. BOA-26-10300156: A request by Roxanne Leal for an appeal of the Administrator's decision to revoke the applicant's Short Term Rental Permit, located at 633 East Park Avenue. Staff recommends Denial. **This item will not be heard prior to 3:00pm.** (Council District 1). (Tyler Adam, Planner (210) 207-0721, Tyler.Adam@sanantonio.gov, Development Services Department)
16. BOA-26-10300160: A request by Andressa Samis Borba de Azevedo for a Special Exception to allow one (1) additional Type 2 Short Term Rental permit on the block face,

per UDC Section 35-374.01(c), located at 15611 Heimer Road. Staff recommends Denial. **This item will not be heard prior to 3:00pm.** (Council District 9). (Juan Alvarez, Senior Planner (210)207-7232, (Juan.alvarez2@sanantonio.gov, Development Services Department)

17. BOA-26-10300162: A request by Juan Franco for a Special Exception to allow two (2) additional Type 2 Short Term Rental permits on the block face, per UDC Section 35-374.01(c), located at 2411 Pinn Road Unit 203 & 204. Staff recommends Denial. **This item will not be heard prior to 3:00pm.** (Council District 6). (Juan Alvarez, Senior Planner (210)207-7232, (Juan.alvarez2@sanantonio.gov, Development Services Department)

Approval of Minutes

18. Approval of the minutes from the Board of Adjustment meeting on August 17, 2026.

Director's Report

ADJOURNMENT

At any time during the meeting, the Zoning Board of Adjustment Meeting may meet in executive session for consultation with the City Attorney's Office concerning attorney client matters under Chapter 551 of the Texas Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-7720 or Relay Texas 711 or by requesting these services online at https://www.sanantonio.gov/gpa/LanguageServices. Providing at least 72 hours' notice will help to ensure availability.

Posted
on: 09/08/2026 03:25 PM